

BOARD OF COUNTY COMMISSIONERS, UTAH COUNTY, UTAH
MINUTES OF SPECIAL MEETING
McMULLIN ORCHARDS BUILDING
5625 WEST 120000 SOUTH, UTAH COUNTY, UTAH 84651
December 3, 2013 - 6:00 P.M.

PRESENT: COMMISSIONER DOUG WITNEY, CHAIR
 COMMISSIONER GARY J. ANDERSON, VICE-CHAIR
 COMMISSIONER LARRY A. ELLERTSON

STAFF:
 Robert J. Moore, Utah County Deputy Attorney
 Scott C. Hogensen, Utah County Chief Deputy Clerk/Auditor
 Renée Huggins-Caron, Clerk/Auditor Admin. Assistant
 James O. Tracy, Utah County Sheriff

CITIZENS:

Heidi Anderson	David Conrad	Dan Jepperson	Doyle Nielson	Charles Shepherd
Justine Anderton	Stacie Conrad	*Riley Jepperson	Penny Nielson	Darann Smith
Mark Anderton	Jessica Cory	*Lorin Jensen	Shane Obray	David Smith
*Jacob Atkin	Debbie Curtis	Sue Jensen	Marie Orchard	*Mike Smith
Tamara Atkin	Kent Curtis	Kacey Kalmar	Theo Orchard	Judy Snow
James Banner	Greg Craner	Matt Kalmar	Lester Orne	Alisha Southwick
*Cheri Bean	Scott Day	Patrick Kirby	Tyler Orton	Jeff Southwick
Laura Belk	*Jared DeHart	Sara Kirby	Monica Painter	Chad Sperry
Mark Belk	Carrie Denning	Liz Laney	Steve Painter	Dennis Sperry
David Bennion	David Devenport	Steve Laney	Andre Palfreyman	Mari Sperry
Bonnie Berhow	Amelia Dunes	Tom Liddle	Boni Palfreyman	Linda Stauselt
Russell E. Berhow	Donnie Dunn	Clint Lindstrom	*Carl Parker	Ned Stauselt
Barry D. Bishop	Scott Dunes	Johanna Lindstrom	Kelli Parker	Mike Tanner
Bob Boardman	*Ted Edwards	Jesse Loveless	Frances Joan Peay	*Allen Taylor
Clay Boardman	Jeff Ethington	*Dan Lovingier	Monte Phelps	Sherry Taylor
Liz Boardman	*Cheryl Evans	Diane Lovingier	Shauna Phelps	Barbara Tarwater
Luke Boardman	Lanita Evans	Paul Lovingier	Evan Poulson	Richard Tarwater
Duane Boss	Sam Evans	David McMullin	Michelle Poulson	Tessie Tew
Earnest Brinkerhoff	Kathleen Farr	Josh McMullin	*Amelia Powers	Brent Thurman
Fred Broadbent	Steven Farr	*Melvin Meredith	Nate Powers	John Tracy
Carol Broadbent	Cherie Gallegos	*Paul Meredith	Gay Pulham	Jennifer Valdez
S. Clark Bronson	Dennis Gallegos	Christy Metz	Mark Pulham	Tony Valdez
Debi Brozovich	Dallin Gividen	Hoby Metz	Natalie Ralph	Chris Wall
John Brozovich	Stan Gullion	Rochelle Meyer	Frank Richmond	Tara Wall
Chad Campbell	Juanita Guzman	Vern Meyer	Paul Rindlisbacher	Barbara Ward
Tammy Campbell	Jeremy Halzly	David Miller	Lona Rindlisbacher	Rand Ward
Rachel Cardon	Lori Halzly	Jacob Miller	Dustin Rose	*Jared Waters
Larry Carson	Byron Haskell	Jay Morganson	Tani Rose	Tina Waters
Mat Carter	Travis Hansen	*Tim Morganson	Ray Rothe	Garth Williamson
*Shayne Carter	Spencer Healey	David Morley	Barb Rowland	Rebecca Williamson
Trish Carter	Andrea Huff	Shannon Morley	Steve Rowland	Bob Wood
Helina Carter-Thomas	Karen Hutchison	Sandra Napierski	Brenda Rowley	Yvonne Wood
Brenda Chandler	Jay Isaac	Tom Napierski	Ricki Rowley	Aaron Wright
Scott Chandler	Michele Jeffey	Eldon A. Neves	Robert Rowley	Craig Wright
Cory Christensen			Ryan Rowley	Jane Wright

(An {*} denotes a resident that spoke during the session.)

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Commissioner Witney called the meeting to order at 6:15 P.M. and welcomed those present.

PUBLIC HEARING:
WEST MOUNTAIN INCORPORATION
FEASIBILITY STUDY

Commissioner Witney introduced himself and fellow members of the Board: Commissioners Anderson and Ellertson. He explained that statute designates a Feasibility Study to be the responsibility of the County Commission when approached with a petition. Commissioner Witney clarified that the Board is neither in favor or against the incorporation of West Mountain City - they are only conducting the Public Hearing as required. He introduced the present Utah County staff members, and invited members of the public to include their email addresses on the attendance sheets if they would like to be forwarded the information from tonight's hearing. Commissioner Witney explained that Susan Becker and Cecily Buell of Zions Bank would be presenting the results of the West Mountain Incorporation Feasibility Study.

Commissioner Witney reiterated that the purpose of the meeting is for information only. The floor would be open to questions from the audience following the presentation by Susan Becker and Cecily Buell. He requested that comments be limited to three minutes or less, and to please not be redundant so that all who desire a chance to speak can have the opportunity. Commissioner Witney noted the smiles in the audience, and asked everyone to recall that they are neighbors, friends, and family; civility should be maintained. He noted the second Public Hearing on this subject to take place on December 17, 2013, and thanked McMullin Orchards for use of their property for this session tonight, also reiterating that gathering in this building in no way specifies an opinion from the Orchards in favor or against incorporation.

Utah County Deputy Attorney Robert J. Moore came forward to repeat Commissioner Witney's statement that this Public Hearing is an information session only, with no vote to be taken at either this or any subsequent meeting. The only votes would be by the residents should the process move forward following the December 17, 2013 meeting; the Utah County Board of Commissioners does not make any decisions on the incorporation of West Mountain City. Mr. Moore provided the address of the second Public Hearing: the outbuilding of a private residence at 8958 South 6000 West, to begin at 6:00 P.M.

Robert J. Moore outlined the process for incorporation of a city. First, the request for a feasibility study is submitted. The Utah County Clerk/Auditor reviews the request to determine if statutory guidelines are met; if so, the request is certified. Once that happens, the Board of Commissioners is required by law to engage a feasibility consultant. This was done through a bid process; Zion's Bank Public Finance was selected. The consultant then has 90 days to complete a feasibility study which meets another set of statutory requirements, and present it to the Board of Commissioners. After the information has been relayed to the Board, they must set two public hearings - the first of which is the reason for assembly tonight. This is all the first set of steps for incorporation.

Robert J. Moore continued to explain the second part of the process. Following the second public hearing set by the Board, the sponsors have one year to file a "Petition to Incorporate" with the Utah County Clerk/Auditor, who again determines whether the mandatory conditions have been met. If the standards are fulfilled, an election is set. At that point, the registered voters within the proposed area will cast their ballot of 'yes' or 'no' to incorporate; majority vote of 50 percent plus one is the deciding factor. That election would also identify what form of government would mandate the city: five-member council, six-member council, five-member council/mayor, or seven-member council/mayor setup. Finally, the residents would choose if voting occurs on a city-wide basis or by district.

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An audience member asked whether the votes are based on land ownership, and Robert J. Moore clarified that it would be per registered voter within the proposed city. Melvin Meredith asked if the percentage is based on those who vote, or all registered voters; Mr. Moore responded "all registered voters." There are currently 707 registered voters; 355 votes would be considered just over half, and enough to incorporate or not incorporate.

Commissioner Witney thanked Mr. Moore for his clear outline, and turned the time over to Cecily Buell and Susan Becker of Zions Bank Public Finance for the results of the Feasibility Study.* Ms. Buell spoke first, going through the first half of the projection to identify the following:

- Map of the proposed city
- Statutory requirements in completing the study
- Demographics -
 - Population density (about 117 people per square mile)
 - Projected population
 - Future growth
 - Projected median household income
- Tax areas
- Property values

Commissioner Ellertson interrupted to clarify that Service Area No. 9, commonly referred to as 'Wildland Fire,' is not technically wildland fire; it is actually private land that is less densely populated. Tim Morganson took advantage of the pause in the presentation to ask how the boundaries of the proposed West Mountain City were determined, and Cecily Buell explained that the study used the boundaries identified by the petition submitted to the County Clerk/Auditor. Cheryl Evans asked who the petitioners were, and Commissioner Anderson responded with the assistance of another audience member: Michael Smith, Dee Henderson, Julie Blaney, Monte Phelps, and Clark Turner. When a third individual spoke out of turn following that clarification, Commissioner Witney reminded the audience to please hold questions until the end so that the presentation could be completed.

*(*A copy of the West Mountain Incorporation Feasibility Study is attached at the end of these minutes for reference.)*

Susan Becker of Zions Bank Public Finance pointed out that the income and demographic figures within the study were collected from the United States Census Bureau, a very reliable source. She reminded the audience that Zions Bank Public Finance is a municipal group hired to perform an objective study and gather facts only; they are neither for or against incorporation, and are only presenting clear and straightforward accurate assumptions based on the numbers available.

Susan Becker continued the presentation, reviewing in further detail:

- Tax District Entities
- Impacts in the proposed area
- Fire protection between Service Area No. 7 and Service Area No. 9
- Utah Code requirement to provide same level of services
- Budget Assumptions -
 - Revenues
 - Expenditures
 - Graphs
 - Startup costs
 - Per capita budgets of comparable cities

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Susan Becker ended the presentation with the summary that it is feasible to incorporate West Mountain City. She thanked those that had provided information for the study, and the Board of Commissioners for the opportunity to work with Utah County.

An unidentified woman asked about Mosquito Abatement, and Susan Becker clarified that it is currently a service provided by Utah County; there was no impact to the city costs for mosquitos because Utah County would continue to be the provider. Another audience member asked about the varying taxes for the different districts, and Commissioner Anderson explained that different structures are taxed at different rates. Ted Edwards asked whether greenbelt land status would be affected by incorporation, and Commissioner Anderson answered no.

Shayne Carter commented on hidden fees, noting that a space for the elected officials was not identified within the feasibility study. Susan Becker responded that the assumption was they would lease space since most startup cities do not buy property right at the beginning. She added that an existing facility could be used if someone would donate the space, as in the circumstance of the venue for tonight's meeting. Ms. Becker also provided examples of other elected officials that chose not to accept compensation for the first three years to minimize expenses for a new city.

Commissioner Witney referred to the attendance sheet at this time to invite comments. He reminded the audience to limit themselves to three minutes, be civil, encouraged them to voice support for previous statements without redundancy, and called the first name forward.

Paul Meredith asked about the laws delegating authority to individuals to determine boundaries. He expressed concern about the proposal limiting agriculture in West Mountain, and questioned whether property owners could opt out of the city. Mr. Meredith stated that there had been a meeting years ago to form a township; it did not happen, and people were allowed to build their homes where they chose - why would we now create a city and keep others out? Mr. Meredith also asked how someone who does not even live within the area be on the committee to draw the map. His final comment was to the effect that small-town politics can be very hateful; it would be a hardship to hate the mayor only to find he sits next to you in church.

Utah County Deputy Attorney Robert J. Moore quoted Utah Code Section 10-2-103 in response to Paul Meredith's question about determining boundaries; the sponsors draw up the maps based on this code. Mr. Moore clarified that under Utah law, West Mountain would be a city rather than a town because it has more than 1,000 residents. As far as excluding future uses and agriculture, the decision would be made by the City Council and/or Mayor.

Concerning changing the map to "opt out," Utah Code Section 10-2-107 outlines the reasons for amending a feasibility study. This is usually related to an annexation that was not approved. Robert J. Moore mentioned that the Payson Red Bridge Annexation is currently pending approval, but the code does not specify whether the feasibility study map and the incorporation map should mirror each other. Mr. Moore expressed that changing the proposed incorporation area would require a new feasibility study so that the data is not skewed. Responding to Paul Meredith's question about someone who does not live in the area defining the boundaries, Mr. Moore explained that Section 10-2-103 requires the petition sponsors to own a certain amount of property, but they do not need to live on the premises. On the other hand, however, that individual or those individuals would not be included as registered voters on the final ballot.

Dan Lovingier came forward to declare that he moved to West Mountain from Murietta, California. When he first lived there, Murietta was rural, residential, and agricultural land. He watched Murietta form into a city and it was a disaster. Mr. Lovingier commented that the Feasibility Study is not automatically right simply because it meets statutory requirements. He questioned why the petition sponsors would want to incorporate; what is Utah County performing so poorly in that these individuals feel West Mountain City could do better on their own?

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Dan Lovingier questioned the budget, asking who would pay for Mosquito Abatement and storm drains without contracts in place. He does not believe that taxes will not be increased. He also expressed concern that current income to Payson City would be diminished at the loss of services provided to West Mountain, in turn raising taxes for those residents. Mr. Lovingier noted that if Utah County is not meeting the needs of West Mountain residents, than more communication needs to occur; a complete renovation of government is an overreaction. Mr. Lovingier stated the proposal is very short-sighted, and was skeptical about the legitimacy of the budget proposed within the study. He closed his statements with the saying, "Don't try to fix something if it's not broken."

Jared Waters explained that his family of "farm boys" moved to West Mountain from Texas in the mid-1970's. They love hunting, fishing, and being involved with the community. Mr. Waters is opposed to incorporation. He noted the tax hikes in Elk Ridge, as well as the inability to hunt within boundaries there. Mr. Waters repeated that he is against corporation, and does not choose to incorporate as a city. He professed love for his country, and asked everyone to "cowboy up; it's going to be a long drive, but we can stick together and ride it out."

Riley Jepperson came forward to ask how long it will be before well rights and irrigation rights have to be turned over. He used the examples of Eagle Mountain, Saratoga Springs, and Cedar Fort as places that West Mountain should not imitate, stating "how long until we're in the same boat?"

Cheryl Evans mentioned that she has lived in this town for ten years. She chose the location in order to be rural; her previous fifteen-acre property in Spanish Fork now contains forty-eight houses. Concerning the Feasibility Study, Ms. Evans noted that while a bank may approve a loan for a \$750,000 home, she cannot necessarily afford those expenses. She expressed concern that becoming a city would mean needing funds; if someone breaks their leg on a city street, West Mountain would need to hire an attorney. Animal Control would also be an issue. Ms. Evans questioned why changes should be made and extra costs expended when the community is happy in receiving the current services. She suggested "If you want to live in a city, go to a city."

Debi Brozovich read a prepared statement, acknowledging that Utah County has chosen to develop rural areas in five-acre parcels. This leaves higher density housing for the cities. Utah County has 11 of the 12 fastest-growing cities. Ms. Brozovich noted that since incorporation in 1996, Eagle Mountain has grown from 250 residents to 22,000; rural areas have not grown nearly as quickly. She noted that West Mountain would be considered higher density if incorporated as a city. While controlling the area with a locally-elected City Council sounds ideal, it does not carry into practice well.

Ms. Brozovich explained that Draper City Council and residents also worked diligently to remain rural seventeen years ago, but were eventually defeated by state codes specifying affordable housing for high-density areas. She added that West Mountain's growth rate is approximately eight homes per year; would there be any benefit to incorporating as a city with so many unknown factors? Ms. Brozovich mentioned that she spoke to a Payson City representative who confirmed that annexation is property driven; Payson City will not take over West Mountain against the will of the residents. She went on to express that the numbers provided by the Feasibility Study assume all factors remain the same, which is unrealistic. Ms. Brozovich noted that zoning maps and ordinances cost thousands of dollars to write and implement. Mink farms are currently defined as agricultural use by the county; that would change within city boundaries. She ended her comments by stating that West Mountain residents have a voice with the county.

Barry D. Bishop asked about voter registration, and Commissioners Ellertson and Witney repeated the earlier information that "50 percent plus one" would be considered the resident majority. Mr. Bishop noted that he had been at the meetings in 1977 mentioned by Paul Meredith regarding West Mountain as a township. He expressed that politicians willingly choose their career fields, and wondered aloud why the residents would trade the county agenda for the agenda of the petitioners.

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Hoby Metz came forward to explain that his parents came to West Mountain in 1974. When he later followed, he considered the area to be Heaven; he could stretch out, hunt, and enjoy a lifestyle not possible within city limits. Mr. Metz acknowledged that growth is inevitable and addressed the Payson Red Bridge Annexation. Mr. Metz noted that he and his neighbors resisted the annexation because they do not want to be part of a city. He also indicated that there was no communication from the West Mountain City Incorporation petitioners outlining their intent. Mr. Metz mentioned being blind-sided, and now having missed the opportunity to be included in Payson City despite the desire to remain rural. He explained that his children went to school in Payson City, and that is where his business is handled; he lived there for approximately eight years. If forced to incorporate, he would rather be part of Payson instead of West Mountain City.

Hoby Metz noted that he had been opposed to the building of a residential treatment center for young men near his county property. It cost \$36,000 to take the case before the District Court, and eventually prevail against an institution for sexual offenders in his neighborhood. Mr. Metz noted the potential similar hardships and potential lawsuits if West Mountain becomes a city.

Christy Metz followed with her comments. Ms. Metz has lived in West Mountain her entire life and sees no reason to become a city. She pointed out that both Eagle Mountain and Saratoga Springs takes their politicians and “eats them alive;” between court cases and unsettled bills, it could be compared to wild animals devouring their young. The residents get along with each other and Utah County - there is no need to introduce that sort of environment. Ms. Metz stated she is upset because she feels her choice in the matter was taken away. She was not able to decide whether West Mountain City or Payson City would be the best fit for her family because a group of people coordinated privately and presented only their option. Ms. Metz expressed that the majority of residents do not want to incorporate. If the petitioning group wants to control their property, they can do so by voting and communicating with Utah County and the commissioners.

As comments became more heated, Commissioner Witney took a moment to remind the audience that this meeting is for information purposes only. He encouraged the people not to turn against each other.

Vern Meyer is a real estate appraiser who became curious when he saw that Payson City had the West Mountain area planned for annexation approximately five or six years ago. Mr. Meyer reminded the residents that a motorcycle racing track was to encircle the entire mountain; it was only stopped because the people put up a fight, and there was an economic recession. He loves the rural atmosphere and is concerned about the acreage and zoning definitions in Payson. Mr. Meyer asked a few questions for Utah County staff members: While the difference between City and Town was identified by Utah County Deputy Attorney Robert J. Moore earlier, is a Township (like Kearns) an option? Also, would incorporation be addressed through a special election or occur in November? What effect does becoming a city have on the Payson City Red Bridge Annexation and the dump?

Vern Meyer went on to note that he likes the idea of local residents making the choices that affect them. He mentioned the difference between earlier comparisons of Murietta, California and Draper, Utah compared to West Mountain being that West Mountain is not close to the freeway, or surrounded by other high-density cities; high-density housing would not be needed in this area. Mr. Meyer expressed that the people presenting the option of incorporation are doing so to protect what is here. He suggested listening to each other, talking through the situation, and absorbing the information presented in order to make the best decision for the community.

Utah County Deputy Attorney Robert J. Moore responded to Vern Meyer’s questions. Townships no longer exist; they are an older legislative creation that are not an option. The incorporation petition can be filed anytime within a year following the second Public Hearing to take place on December 17, 2013; the timeliness of calling for a vote will be based on when that petition is filed. It would occur during a regular election, either November 2014 or November 2016.

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Robert J. Moore mentioned that the potential for a special election lies within whether or not a vote for City Council and/or Mayor is needed, following the November election. Lastly, the current Payson City Red Bridge Annexation would have no effect on the proposed boundaries for West Mountain City.

The petition would need to be signed by ten percent of West Mountain's registered voters to be included on the ballot. Robert J. Moore clarified that if the petition is not filed, the application for incorporation does not move forward, and repeated some of his earlier responses to questions from the audience. He noted that the number of registered voters is counted on the date that the petition is officially filed; that is the figure used in determining percentages for majority vote.

Allen Taylor came forward to declare that he was initially dead set against the incorporation of West Mountain City. He has had time to study the available information, and can understand the desire of some to incorporate, but remains opposed. Mr. Taylor explained that becoming a city would be outside the bounds of why his family moved to West Mountain. He mentioned that sanitized water would be required for the city, and stated "you take away my well; that's like taking away my gun, and that's all I have to say about that."

Mike Smith acknowledged the validity of the questions that had been raised thus far. He expressed that this argument fundamentally is about trust; the people that live here are better at gauging what is best for the people in West Mountain. Mr. Smith expressed that nobody loves this area more than himself. He asked, "Who do you want to make the decisions for you about what happens to us over the next twenty years?" Mr. Smith clarified that he wants the people that live in West Mountain to be able to make the decisions for West Mountain.

Mike Smith noted that people who live outside of the area only look at legal requirements and zoning ordinances without discussion of whether or not a single person's act will destroy property values for an entire neighborhood. Mr. Smith noted the insignificance of holding a public meeting earlier than this point, as no answers would have been available for the questions that may have been presented. He stated he does not have an agenda, questioning who would even want the responsibility of being a mayor or City Councilmember. Mr. Smith pointed out that no one has been left out of anything; there is still a vote to be had by the public, if the matter even get to that part of the process. He added that unlike annexation, incorporation requires community involvement - the Payson Red Bridge project moved forward because of just a few signatures without any vote from the people. Mr. Smith reiterated that West Mountain residents are being presented with the information now to decide where to place their trust.

Someone in the audience asked how the petitioners determined the borders, and Mike Smith explained that they initially attempted to outline what would make sense for the people. Payson City requested that the garbage dump be left as part of Payson City's boundaries, which altered the plans.

Lorin Jensen became involved in this process because someone asked him to sign a petition. Mr. Jensen was hesitant, but was told that his signature would only be used to determine if West Mountain is a good candidate for incorporation. Now, emails of blame are circulating with his name attached. Mr. Jensen expressed that he had not been initially given all of the information; he never would have signed if he had known it was the beginning of the approval process. He asked about the margin of error in the study, noting that all of the results are estimated. Mr. Jensen mentioned that he is concerned about misinformation.

Carl Parker works for an agency that provides insurance for cities with third-party claims, and addressed risks associated with exposure in cities. He indicated that there is no way to stop or slow down growth - it will lead to lawsuits. Mr. Parker mentioned a group home that was involved in litigation for two or three years and cost \$380,000 to take to court, but still ended up exactly where it was initially planned. He mentioned that a strip club could be opened on the corner. Mr. Parker provided an example of Mapleton paying \$200,000 to purchase six cows to prevent a dairy that was legally allowed. Tooele lost \$20,000,000 in a failed attempt to control the speed of growth. Mr. Parker stated a city without growth does not exist, and the costs ultimately fall upon the citizens.

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Shayne Carter lived in Draper, Utah while major development changes were taking place. Mr. Carter guaranteed that taxes will increase and growth will happen; zoning will have to change. If five-acre lots are turned to one-acre lots, there will be more people. This would lead to the banishment of wells and septic systems. There will be costs for curbs, gutters, streets, and a full-time City Attorney. Mr. Carter repeated that inviting heavier taxes and greater population would be creating an unstoppable monster.

Jared DeHart was born in Payson, Utah and has been in West Mountain for the last twenty years. He develops property, and signed the initial letter requesting the Feasibility Study. Mr. DeHart defended the petitioning group, expressing doubt that they intended to exclude anyone from the process. He did not think the incorporation would move forward, but now questions what will happen now that Payson City has divided the area. Mr. DeHart noted that growth will happen and is happening; the people will have to decide whether to like it or not like it.

Cheri Bean explained that she and her husband have had much discussion over this item, and are still undecided on their stance. Ms. Bean has lived in West Mountain for 22 years and absolutely loves it. She mentioned that neighbors no longer wave at each other when driving past and encouraged the residents to return to those values. Ms. Bean mentioned the divisive opinions about mink operations, and suggested that remaining unincorporated Utah County could perhaps limit those operations or work together to make changes for those areas. She is concerned about Payson City overtaking West Mountain. Ms. Bean asked about the cost of the Feasibility Study, and Commissioner Witney clarified that the \$12,000 expense is paid by Utah County.

Amelia Powers talked about falling in love with West Mountain in the two years she has lived here. Ms. Powers explained that she was given the option to relocate to Seattle, Washington or Los Angeles, California for her job; she chose West Mountain. Ms. Powers noted that every Monday morning there is a conference video call with her employers, and she has become known in the office for sharing weekly pictures of the day's sunrise over Utah County. Ms. Powers agreed with earlier statements that the residents of West Mountain should control the future of the area, and expressed that it can be done by having local delegates in Utah County Government. The residents can become commissioners, or vote for the ones that will listen to them. Ms. Powers noted the problem of mink operations being allowed because they are considered agricultural use; why not go to the legislature and ask them to change that? She closed her comments by pointing out Jacob Atkin's campaign to become Utah County Clerk/Auditor in 2015; if there were a County Commissioner and Clerk/Auditor from West Mountain, the people would have a louder voice.

Jacob Atkin was the last speaker, and addressed the dangers of self-governance. He pointed out that the concept of choosing a Mayor for West Mountain from West Mountain is flawed; while the people can vote them out of office if they do not agree with the decisions made, residents could still be bound past the terms of their office. He used examples of implementing a water system, increasing taxes, or contracted bonds for long-term costs and finances. Mr. Atkin suggested that having the County Commissioners help manage what occurs in West Mountain will never lead to expenses that dramatically impact the residents on an individual basis. Adversely, incorporating as a city would mean constantly being at risk of a councilmember costing the residents thousands of dollars. Mr. Atkin talked about the costs to each household for major projects. He encouraged taking a step back to consider all of the risks before a decision is made that cannot be taken back later.

Utah County Deputy Attorney Robert J. Moore ended the meeting with a clarification point regarding the deadline to file the Petition for Incorporation. In order to be included on the November 2014 ballots, the application would need to be submitted by mid-July 2014 at the latest. Otherwise, it would wait until the November 2016 elections.

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The Board thanked the audience for their attendance and input, and Commissioner Witney adjourned the meeting. The minutes of the December 3, 2013 Public Hearing: West Mountain Incorporation Feasibility Study meeting were approved on February 4, 2014.

DOUG WITNEY, Commission Chair

ATTEST:

BRYAN E. THOMPSON
Utah County Clerk/Auditor